

LAND FOR SALE



7900 Hemphill St., Fort Worth, TX 76134



JOSEPH DAVIDSON

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LAND FOR SALE



1101 Sycamore School Rd., Fort Worth, TX 76134



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PROPERTY DETAILS



7900 Hemphill St., Fort Worth, TX 76134

- Lot 1 – 7900 Hemphill St.
 - +/- 2.1 Acres
- Lot 2 – 1101 Sycamore School Rd.
 - +/- 2.5 Acres
- Lot 3 – 901 Sycamore School Rd.
 - +/- 3.6 Acres
- Lot 4 – 1111 Sycamore School Rd.
 - +/- 8.65 Acres



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AERIAL

901, 1101, 1111 Sycamore School Rd. & 7900 Hemphill St.



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- Purpose
 - The purpose of the neighborhood commercial (“E”) district is to provide areas for neighborhood-serving commercial, institutional and office uses.
- Permitted Uses
 - Banks
 - Restaurants
 - Gas Station
 - Offices
 - Retail Sales



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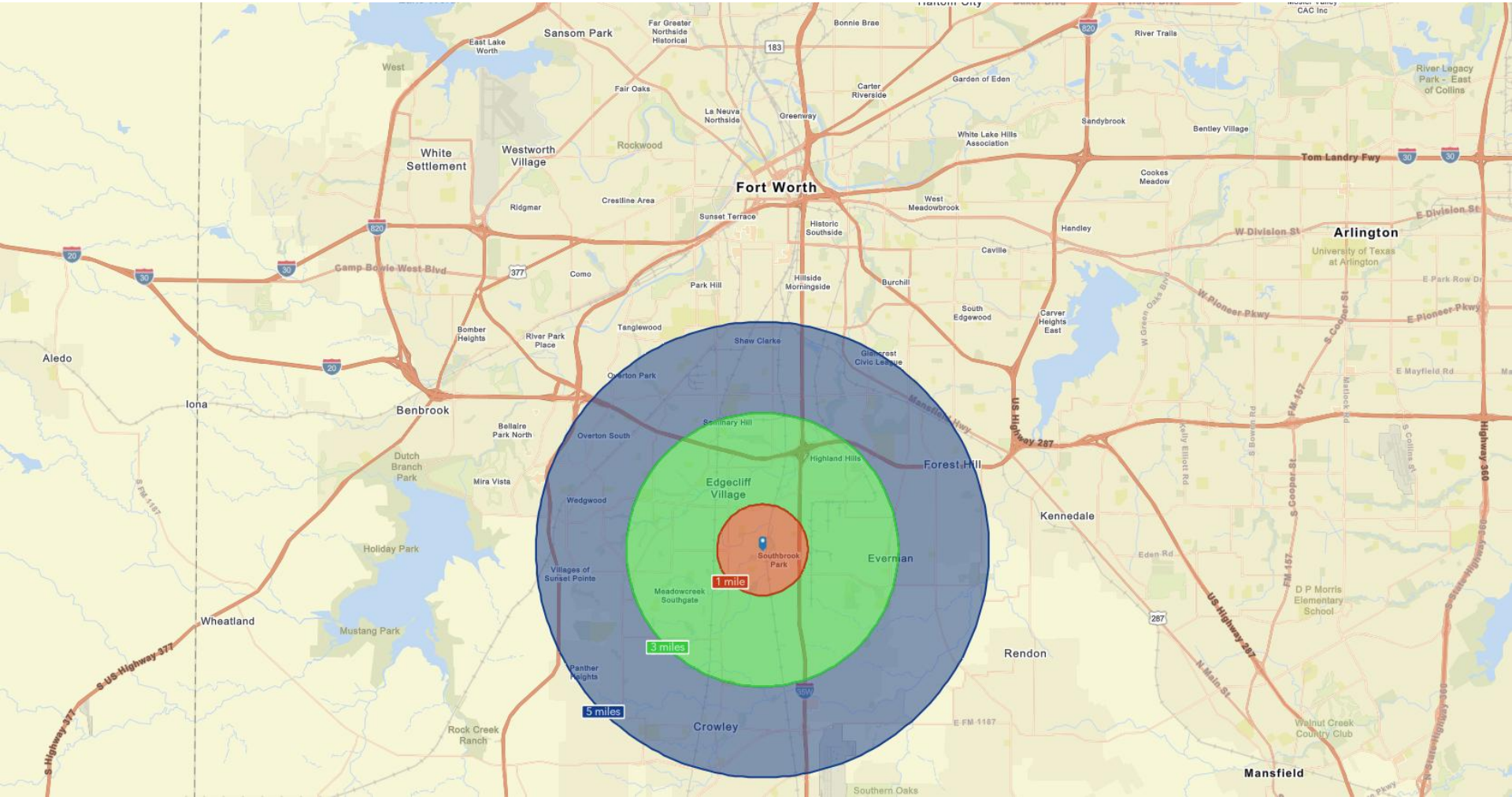
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MAP – 1/3/5 MILE RADIUS



901, 1101, 1111 Sycamore School Rd. & 7900 Hemphill St.



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DEMOGRAPHICS



901, 1101, 1111 Sycamore School Rd. & 7900 Hemphill St.

	1 Mile	3 Mile	5 Mile
Population	14,312	90,310	248,802
# of Households	4,731	29,802	83,065
HH Income	\$65,754	\$67,545	\$72,766



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KAREN SIMON

President & Managing Partner

Karen Simon is president and managing partner of Emersons Commercial Real Estate, a large, full-service commercial real estate firm that includes property management, leasing, and sales in and around Dallas-Fort Worth, Texas. With offices in Dallas, Oklahoma City and the Houston and Austin areas, the company manages over seven million square feet of property in the Dallas area alone and 100 million across the country through its partnership with 1045 and its management of all Kroger Real Estate nationwide.

With over 30 years of experience and a career that includes the execution of over 2,000 transactions across thousands of acres and 6 million square feet of property, Karen leads Tarrant County and other counties in the DFW area.



JOSEPH DAVIDSON

Associate

Joseph Davidson is an Associate at Emersons Commercial. With a diverse background in senior operations and sales leadership spanning over 15 years, he drove significant growth and secured major accounts through expert relationship management and strategic planning.

Now focusing on retail, industrial, and land transactions, Joseph leverages his extensive network and problem-solving skills to support clients in achieving their real estate goals. He excels in solving complex problems and bringing people and deals together, making him a valuable partner in any real estate venture.

His client-centric approach, coupled with a passion for helping others, ensures personalized and effective solutions for each real estate need.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Joseph Davidson	808666	jdavidson@emersonscre.com	817-575-7078
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